

Damage Repairs

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A DDES Customer Information Bulletin



King County Department of Development and Environmental Services
900 Oakesdale Avenue Southwest Renton, Washington 98055-1219

<http://www.metrokc.gov/ddes/>

Frequently Asked Questions

King County DDES has created customer information bulletins to inform the general public about the effect of codes and regulations on their projects. These bulletins are not intended to be complete statements of all laws and rules and should not be used as substitutes for them. If conflicts and questions arise, current codes and regulations are the final authority. Because the codes and regulations may be revised or amended at any time, consult King County staff to be sure you understand all requirements before beginning work. It is the applicant's responsibility to ensure that the project meets all requirements of applicable codes and regulations.

What do I do if my property has been damaged by a natural disaster?

When a property has been damaged by fire, flood, wind, earthquake, landslide, or accident, the King County Department of Development and Environmental Services (DDES) is committed to helping you recover as soon as possible. To accomplish this, our staff will have to assess the damage and issue a Damage Repair Permit. These permits receive our highest priority whenever possible.

What is the procedure to obtain a Damage Inspection Permit?

A damage assessment inspection is required before a Damage Repair Permit can be issued. Such an inspection requires a Damage Inspection Permit. This permit may be applied for at the DDES Permit Center or at a satellite office. Call 206-296-6600 for information on the location and operating hours of satellite offices. An appointment is not necessary.

When applying for a Damage Inspection Permit, the following information is required:

- ◆ The legal description of the property and parcel number
- ◆ A Certificate of Applicant Status or Certification and Transfer of Applicant Status
- ◆ An Affidavit of Application

The Damage Inspection Report will be used to determine the type of repair permit that is required. A copy of the report will be given to the applicant and should accompany the application for a Damage Repair Permit.

A damage assessment by a structural engineer licensed in the State of Washington may be substituted for the Damage Inspection Permit, if approved by a King County building official.

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A building that is a total loss does not require a Damage Inspection Permit. A Demolition Permit is required in this circumstance, however, for removal of debris and to secure the site. See Bulletin #3, *Demolition Permits*, for additional information. Any replacement structure will require a new building permit and will be subject to current code requirements. If you propose to use an existing foundation for a replacement structure, a report of adequacy from a structural engineer will be required for review and approval.

What are the terms of a Damage Repair Permit?

The Damage Inspection Report may recommend that the Damage Repair Permit be issued subject to field inspection, or it may require a full submittal with plans, which will follow the normal application process.

What is a “Subject to Field Inspection” (STFI) Permit?

Most minor repairs and/or replacement-in-kind work can be accomplished with an STFI permit. In addition, an STFI permit may be issued based on a report and recommendation from a structural engineer. The recommendation is subject to the approval of a building official. A Damage Repair STFI Permit may be applied for at the DDES Permit Center or at a satellite office—no scheduled appointment is necessary.

The following information is required when applying for a Damage Repair STFI Permit:

- ◆ A Damage Inspection Report or an approved damage assessment and recommendation from a structural engineer
- ◆ The legal description of the property and parcel number
- ◆ A Certificate of Applicant Status or a Certification and Transfer of Applicant Status
- ◆ An Affidavit of Application
- ◆ A Washington State Contractor's License number or Owner's Affidavit
- ◆ Three copies of a site plan

What is an application with plans?

Structures that have extensive damage and/or that require repairs which deviate from original construction may require a full plan submittal for application review and approval. This determination will be made in the Damage Inspection Report. Refer to Bulletin 8, *Commercial and Multi-family Building Permits*, for plan submittal requirements for a commercial or multi-family structure. See Bulletin 9, *Obtaining a Residential Building Permit*, for plan submittal requirements for a single-family residence. An appointment is required to apply for a Damage Repair Permit. Call 206-296-6797 to schedule an application appointment.

Minimum submittal requirements include the following:

- ◆ A legal description of the property and parcel number
- ◆ A Certificate of Applicant Status or a Certification and Transfer of Applicant Status
- ◆ An Affidavit of Application
- ◆ A Washington State Contractor's License number or Owner's Affidavit
- ◆ Two sets of building plans (including additions or changes to the original building)
- ◆ Three copies of a site plan
- ◆ A Fire District Receipt
- ◆ A Current Certificate of Water Availability

Frequently Asked Questions

Note: A Certificate of Sewer Availability is not required unless you are changing from a septic system to a sewer system.

What reviews are included in a Damage Repair Permit Application?

Health Department Review: The Seattle-King County Department of Public Health reviews any repairs to existing structures intended to extend the life of the structure. If the property is served by a septic system, the Health Department may require a system upgrade. Assessment of an existing well and/or septic system may be required after a landslide, earthquake, or other geotechnical failure.

Drainage Review: Drainage review is required if the property is in a flood hazard area. See Bulletin 29, *Drainage Review*, and Bulletin 38, *Flood Insurance and FEMA*, for additional information.

Sensitive Areas Review: The Sensitive Areas Ordinance provides partial exemption for damage repairs in wetlands, streams, and steep slopes in accordance with Section 21A.24.060 of the King County Zoning Code. A sensitive areas review may be required if the building footprint is changed. This review is required for repair or replacement of buildings damaged by landslide, earthquake, or other geotechnical failures and for any foundation modifications in seismic hazard areas. See Bulletin 21, *Sensitive Areas Review*, to learn more about sensitive areas reviews.

Shoreline Review: A shoreline review is required if the damaged structure is located within shorelines jurisdiction. See Bulletin 10, *Residential Building on or Near Waterfront*, for more information.

Fire Code Review: A Fire Code review is required if the valuation of the damage to the structure exceeds 50 percent of the assessed value. Fire code issues are reviewed to current Uniform Fire Code requirements.

What happens with nonconforming structures (Zoning Code)?

A damaged structure may be out of conformance with the current King County Zoning Code (Title 21A) requirements for provisions such as height limitations, setback requirements, and land use. K.C.C. chapter 21A.32 allows the repair and use of nonconforming structures, provided that the level of nonconformance is not increased. Please contact a zoning technician at 206-296-6655 if you have questions about specific nonconforming uses on your property.

Note: Nonconforming construction may not be exempt from the current requirements of the Uniform Building, Fire, and Mechanical Codes.

What fees are assessed?

Fees are subject to change by the King County Council and are usually adjusted yearly. Refer to K.C.C. Title 27 for a list of specific amounts, or call DDES at 206-296-6600. The following will be assessed for Damage Repair Permits:

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| ◆ Damage Inspection Permit | ◆ Sensitive Areas Review |
| ◆ Damage Repair Permit/Subject to Field Inspection | ◆ Shoreline Review |
| ◆ Damage Repair Permit/Plan Review required | ◆ Fire Code Review |
| ◆ Drainage Review | |

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What resource information is available?

Information Bulletins, Certificates of Applicant Status forms, Certification and Transfer of Applicant Status forms, Affidavit of Application forms, and Owner's Affidavit forms are available at the DDES Permit Center. Please call 206-296-6600 for general information about Damage Repair Permits, or call 206-296-6630 for information about Damage Repair Inspections.

Other bulletins and telephone numbers that may be helpful

Bulletin 1	Building and Development Permit Telephone Numbers
Bulletin 8	Commercial and Multi-family Building Permits
Bulletin 9	Obtaining a Residential Building Permit
Bulletin 10	Residential Building On or Near Waterfront
Bulletin 12	The Residential Building Permit Process
Bulletin 21	Sensitive Areas Review
Bulletin 29	Drainage Review
Bulletin 38	Flood Insurance and FEMA

206-296-6600	DDES Information
206-296-6630	Damage Repair Inspections Information
206-296-6797	Damage Repair Application Scheduling



King County complies with the Americans with Disabilities Act (ADA). If you require an accommodation to attend a meeting (two weeks' notice) or require this information in Braille, audiocassette, or large print, please call 206-296-6693 or TTY 206-296-7217.